

Site Visit Summary

Pierson's Creek Site

Date: Thursday, January 21, 2016

Time: 8:00 AM to 2:30 PM

Locations:

- Properties that Pierson's Creek traverses:
 1. Federal Express (Former Albert Steel Drum)
 - a. 338 Wilson Avenue, Newark, NJ
 2. Ironbound Continental Plaza (Former USF Red Star)
 - a. 400 Delancy Street, Newark, NJ
 3. Conrail Property
 - a. Address unknown, Newark, NJ
 4. Long Term Parking Areas
 - a. Multiple Properties, Newark, NJ
- Troy Chemical Corporation (Troy) property
One Ave. L, Newark, NJ
- 429 Delancy Association property (Former Engelhard Corporation)
429 Delancy Street, Newark, NJ

Participants:

EPA Team

- Pamela Tames, EPA Remedial Project Manager
- Michael Scorca, EPA Hydrogeologist
- Lora Smith, EPA Human Health Risk Assessor
- Michael Clemetson, EPA Ecological Risk Assessor
- Sophia Rini, EPA Community Involvement Coordinator
- Lisa Rosman, NOAA
- Edward Leonard, CDM Smith Site Manager
- Joseph Button, CDM Smith Hydrogeologist
- Joseph Mayo, CDM Senior Scientist

Troy (present only at the Troy site visit)

- Ed Capasso, Troy Environmental/Regulatory Affairs
- Al Gerardo, Troy Vice President
- Chris Greene, Geosyntec Project Manager
- Mike Kavanaugh, Geosyntec Vice President
- Scott Drew, Geosyntec, title unknown

429 Delancy Association (present only at the 429 Delancy Association site visit)

- John Martin, property owner representative

Site Visits:

The following summarizes the Pierson's Creek site visit. The site visit included the properties that Pierson's Creek traverses, the Troy property, and the 429 Delancy Association property. Photographs were taken during the site visits. Selected photos are included in the attached photographic log.

Properties that Pierson's Creek Traverses

Prior to the Troy site visit CDM Smith performed a windshield survey of the properties that Pierson's Creek traverses. This included the Federal Express property, Ironbound Continental Plaza property, the Conrail property, and the long term parking areas.

- **Federal Express Property (Former Albert Steel Drum Site):** This property is located north of Troy property and includes a formerly open portion of Pierson's Creek that has been backfilled. Nearly all of the property is currently paved or covered by buildings. The paved area contains a large number of Federal Express shipping containers and trucks. Storm water catch basins were observed throughout the southern part of the parking areas.
- **Ironbound Continental Plaza (Former USF Red Star):** This property is located south of the Troy property. Most of the property is covered by a large building and associated parking areas. The building is currently occupied by a range of commercial businesses including an investment company, a medical imaging facility, and a restaurant to the west end of the building; a hardware/lumber company (Continental Hardware) in the center of the building and trucking/transportation company to the east end of the building. The property is traversed by an open portion of Pierson's Creek. Both sides of the creek are fenced, however, the western fence is collapsed in several areas. The Creek has steep slopes and dense vegetation making access difficult. Water in the Creek appears to be stagnant and has a greenish color. Trailer storage and a lumber/materials (block, lumber, sand, stone, etc.) storage area is located along the parking area to the western side of the creek and the property along the eastern side of the Creek is used for Federal Express trailer storage.
- **Conrail Property:** South of the 429 Delancy Association property Pierson's Creek enters what appears to be Conrail property before going into buried culverts on the north side of the Conrail rail tracks. The Creek is accessible via Conrail access roads. A feeder creek is present along the eastern border of the 429 Delancy Association property. The Creek and feeder creek are unfenced in this area and the banks heavily vegetated. Conrail approval would be needed to access this portion of Pierson's Creek and the feeder creek.

On the southern side of the Conrail property Pierson's Creek daylights again in two areas. These areas appear to be accessible via an access road, but this could not be confirmed during the site visit.

- **Long Term Parking Areas (Vista Parking and Others):** South of the Conrail property Pierson's Creek daylights again in several areas before going into buried culverts. These

areas, which appear to include some drainage swales that feed Pierson's Creek, could not be directly observed.

- **Pierson's Creek Discharge to Port Newark Channel:** The Pierson's Creek discharge point to the Port Newark Channel could not be confirmed during the site visit. Fenced and secure facilities restricted access to the upper reach of the Channel along the north and south sides. In addition, major road construction to the west end of the Channel on Corbin Street and heavy traffic made access from Corbin Street unsafe.

Troy Chemical Corporation

The site visit started at approximately 10 am at the Troy facility. Upon arrival the EPA team met in a conference room with Troy representatives to be briefed on site safety. A brief history of the site and remedial efforts taken to date was presented by Troy representatives and their consultant, Geosyntec. This briefing and the subsequent tour of the facility was given by Troy and Geosyntec representatives.

Troy representatives provided a brief summary of the site history and ownership changes over time. Geosyntec and Troy representatives provided a summary of the history of surface drainage in the area and at the site and an update on investigation and remedial work completed to date. The following topics were discussed:

- **Ownership of the company and historic practices:**
 1. Troy has had active facilities on the property since 1953.
 2. Troy was acquired by the current owners and became "New Troy" – as they are currently called - (Troy Chemical Corporation) in 1980.
 3. A waste water treatment system (WWTS) was on the site by 1976. Sumps and storm water were all directed to the WWTS after that time.
 4. Troy confirmed that the current WWTS process has been in practice since 1986. After that point all treated water has been taken offsite for disposal. Wastewater is periodically sampled for 24 priority pollutants prior to offsite disposal.
 5. The site at this time is 100% covered with buildings and concrete (except for the Creek) and is maintained annually.
 6. Troy phased out using mercury following sale of company between 1983 and 1985.
- **History of Pierson's Creek and Drainage in Area:**
 1. Pierson's Creek has existed on the property as a ditch since before 1900 and was culverted in the early 1900's.
 2. An unnamed tributary flows south along the eastern side of the property and discharges into Pierson's Creek just to the south of the Troy property. Troy representatives indicated that in the past the business (Global Metals) on the adjacent property illegally discharged to the un-named tributary. The unnamed tributary regularly overflows onto the Global property.
 3. Immediately south of the Troy property a rail spur was observed. Troy representatives indicated the rail spur was constructed within the past few years, was used to transport building materials (block, lumber, stone, etc.) to the current tenant and was built over the Creek.
 4. The Creek north of the site collected and drained stormwater from a large portion of the Ironbound area since approximately 1900.

5. Troy representative listed several upgradient sites that they felt could have also impacted the creek historically including:
 - a. Compton and Knolls paint – Paints/VOCs
 - b. Federal Pacific – PCBs
 - c. Salvage Yard at Albert Steel
6. The Creek on the Troy property consist of the lower culvert (concrete lined) and an upper ditch (concrete lined) each with 2 to 3 feet of contaminated sediment containing a mixture of PCBs, VOCs, mercury as well as other contaminants. The lower culvert (situated beneath the upper ditch was discovered in 2013 during remedial activates to remove the sediments.
7. The northern portion of the upper ditch has a mixture of concrete and gabion stone walls. Access to the ditch is limited, although there is a walk way along most of the western length of the ditch. Along the southern portion of the ditch, building foundations are either on top of or immediately adjacent to the concrete walls that form the ditch.
8. The City of Newark rerouted stormwater sewers around Troy via Ave. L in approximately 2012. The sewers eventually discharge back into the Creek south of the Troy property.
9. Both ends of the Creek (culvert and ditch) were sealed by Troy in 2012.
10. The Creek is currently covered to keep rainwater from entering.
11. In the past the tidal gates at Newark Bay were not operational and the tide at times would almost overflow the top of the creek onsite. The gates are currently operational.

▪ **Status of Investigation and Remediation Efforts:**

1. Shallow groundwater at the site is being addressed by bio-remediation. NJDEP provided a classification exception area (CEA) for groundwater.
2. Geosyntec had recently sampled 17 onsite wells in July 2015. Three wells have since been abandoned.
3. Creek sediment was set to be disposed of in 2013 following a remedial action work plan (RAWP) presented to NJDEP in 2012. Kiln dust was mixed in to dry sediments and excavation started. Two 20 cu. yd. roll-offs were filled with excavated sediment prior to discovery of a lower culvert that contained PCBs above 50 ppm (TSCA hazardous). Remediation was halted to determine where the Creek sediment could be disposed of and the roll-offs are currently stored on-site.
4. Treatability studies are in progress to determine what combinations of treatment/disposal could be used to remediate the creek sediments. Treatability Study progress report will be forwarded to EPA. Treatments being considered are chemical oxidation and high temperature thermal.

429 Delancy Association Property

The site visit started at approximately 1 pm at 429 Delancy Association property. Upon arrival CDM Smith and EPA met a representative of the property owner who provided access to the property and answered questions about site history. The property is currently vacant and fenced. The fence has several breaks and openings where trespassers can enter the site. Former building foundations and one small building remain on site. A ground bituminous cover material has been placed in unpaved areas of the property. There was evidence (soccer goals and balls, bicycles, barbecues, and beverage bottles) that the property was recently used for recreational purposes.

The southeast, undeveloped portion of the site had signs indicating that soils contain hazardous substances in excess of NJDEP soil cleanup criteria. The site representative indicated that the City of Newark had removed sediment from the creek to improve drainage and placed the sediments in the undeveloped area. The site walk covered the areas along the west side of Pierson's Creek. Water in the Creek had a greenish color and the banks are steep, overgrown and fenced on both sides. A small footbridge crosses the Creek. Gates along the fencing bordering the Creek and the south side of the property would have to be opened or cut to access the Creek and the feeder streams along the eastern and southern side of the property.

The property representative informed EPA that during a recent meeting between 429 Delancy Associates and NJDEP the following site development approach is being considered:

- The property would be subdivided as follows: The Creek, the southeast undeveloped portion of the property and approximately 50 feet of property along the western side of the Creek would be subdivided into a new lot and the remaining western portion of the property would remain as the original lot.
- Development would proceed for the western lot, currently under redesign. Recent sampling for TCLP analysis on the eastern lot has been performed and a remedial plan will be developed to address contamination on this lot. Finally the Creek will be investigated and addressed as needed.

Action Items:

- Geosyntec will forward report of July 2015 groundwater sampling event to EPA
- Geosyntec will submit historical data to EPA in EDD or Excel format
- Geosyntec will forward 2013 groundwater bioremediation summary report to EPA.
- Geosyntec will provide historical information on the configuration of the Pierson's Creek north of the Troy property.

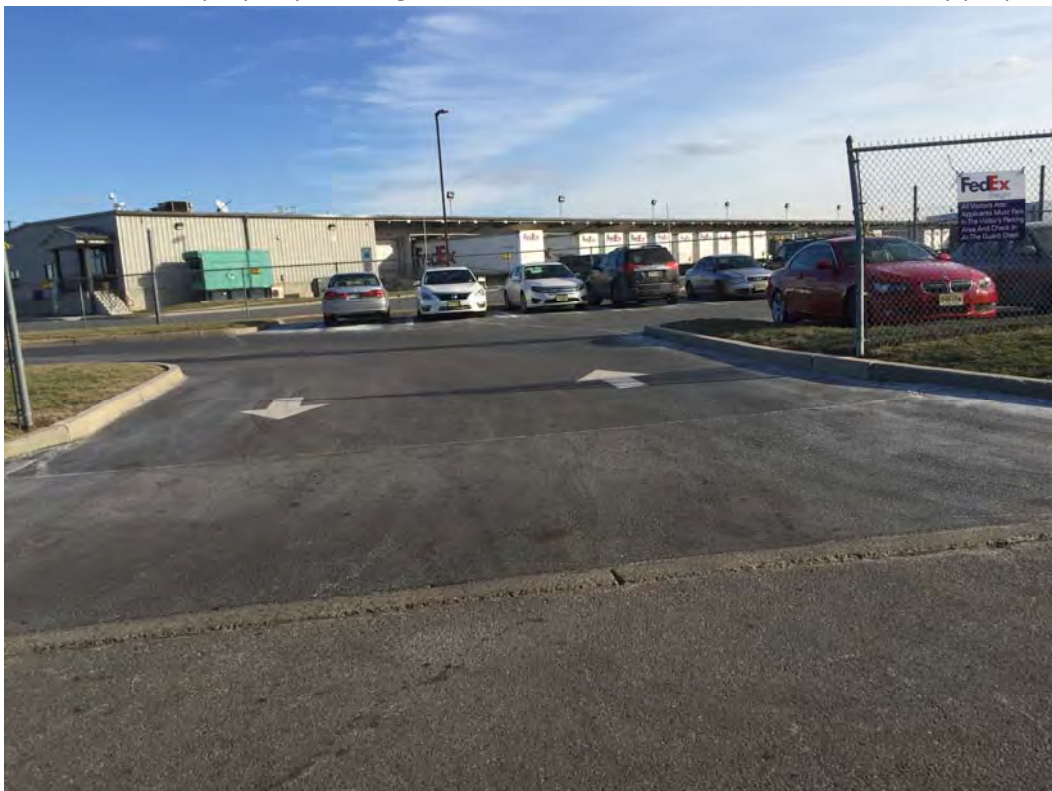
Photographic Log

Pierson's Creek Site Visit

Properties that Pierson's Creek Traverses Federal Express



Southern end of property (looking north) from access road on north side of Troy property.



Main gate onto Avenue L (looking east).

Properties that Pierson's Creek Traverses

Ironbound Continental Plaza



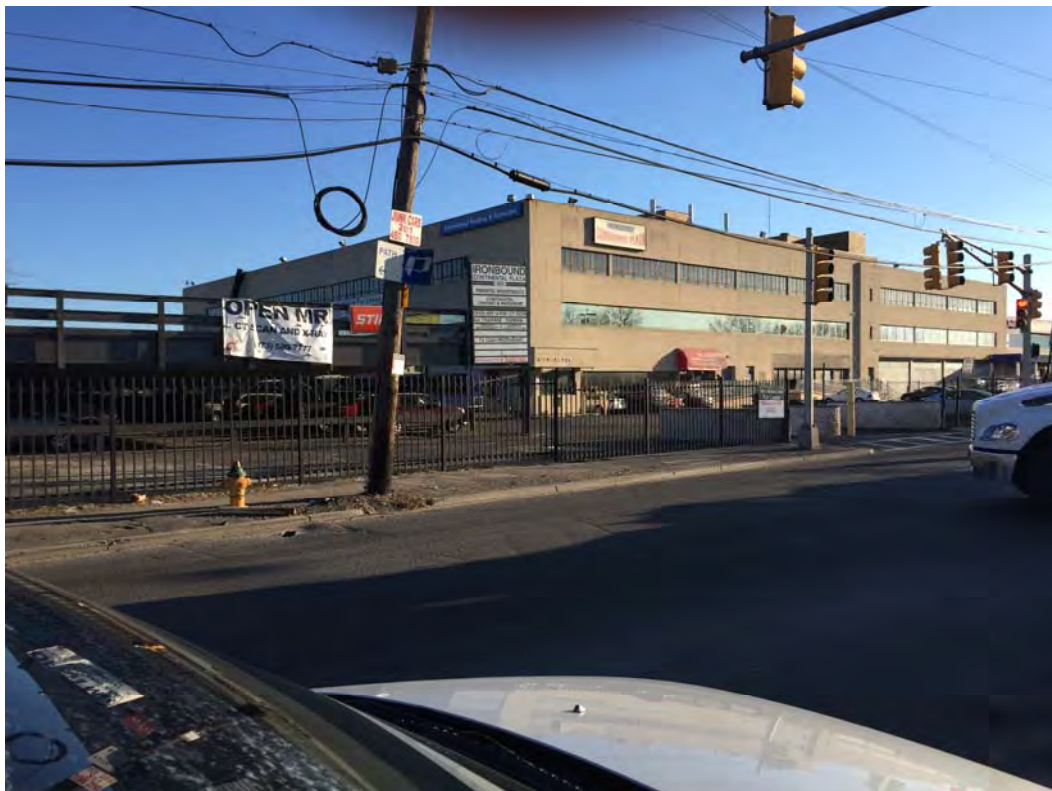
Pierson's Creek from Delancy Street (looking north).



Trailer parking lot to east of Pierson's Creek (looking north).



Trailer parking lot to west of Pierson's Creek (looking north).



West end of building with medical facility, restaurant and other small businesses.



Mid-point of building with hardware store.



East end of building with storage of construction material in parking lot.

Properties that Pierson's Creek Traverses Conrail Property



Un-named tributary at south side of 429 Delancy Association property (looking northeast).



Pierson's Creek flowing south through 429 Delancy Association property (looking north).



South side of 429 Delancy Association property (looking north).

Properties that Pierson's Creek Traverses

Long Term Parking Areas



Parking areas east of Route 9 and south of Conrail property (looking east).

Troy Chemical Corporation



Office building on Avenue L (looking northeast).



North side of the production area from Avenue L (looking east).



South side of the production area from Avenue L (looking southeast).



Northern end of Pierson's Creek (looking south).



Mid-point of Pierson's Creek (looking north).



Mid-point of Pierson's Creek (looking south).



A view of standing water and debris under the cover.



A view of sediments and debris under the cover.



Rail spur immediately south of Troy on the Ironbound Continental Plaza property.



Global Metals adjacent property to the southeast of Troy (looking south east).



Un-named tributary along east boundary of Troy (looking north).



Un-named tributary along the east boundary of Troy (looking south).

429 Delancy Association



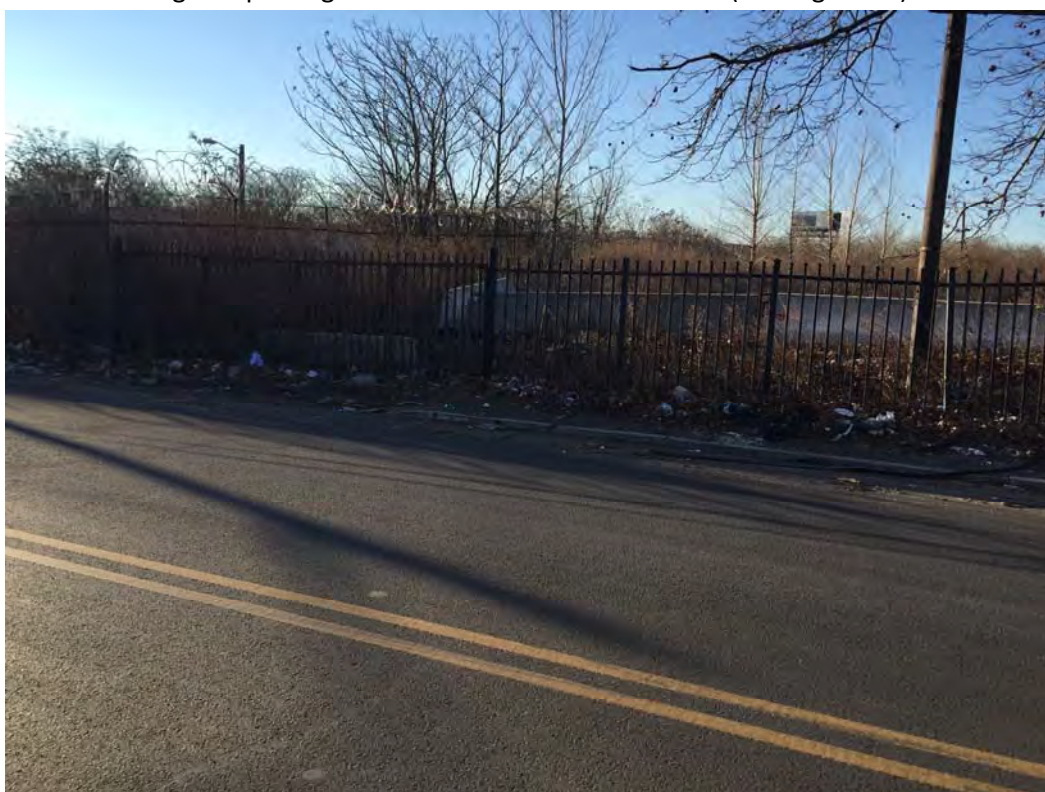
Pierson's Creek from Delancy Street (looking south).



Parking lot to east of Pierson's Creek (looking south).



"No Access" sign on parking lot fence east of Pierson's Creek (looking south).



West of Pierson's Creek (looking south).



Gate at south boundary of property (looking south).



Evidence of recreational use (soccer goals and child's bicycle).



Evidence of recreational use (soccer ball).



Evidence of recreational use (barbecue).